

# **TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**

## **November 15, 2004**

PRESENT: Tom Cowan, Chairman  
Mark Decker  
Terry Janicz  
John Potera  
Rick Meahl  
Andy Kelkenberg  
Don Hoeffler  
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

### **OLD BUSINESS**

#### **Minutes Review**

Mark motioned to approve the minutes of November 1<sup>st</sup>, seconded by Terry. Motion carried.

#### **Special Use Permits in RA Zone for Commercial Enterprise**

Towns of Clarence and Pembroke codes were reviewed. In Clarence, the Town Board requires a four-part vote, and a form from the Town Clerk without a site plan. Pembroke requires five out of seven votes of the Planning Board, and a site plan that is renewed annually. Some Planning Board members feel they do not want to require a site plan, but instead a “laundry list” of requirements on the Special Use Permit to be annually renewed. They want to recommend approval to the Town Board.

Rick stated that people own trucks that weigh about 26,000 pounds, and our Code calls for a 10,000-pound limit. We may want to change the Code and consult with the Highway Superintendent.

### **NEW BUSINESS**

#### **Site Plan – Clarence Center Road – Bright Meadows Golf Course Maintenance Building Addition**

Joe Frey and Bob Reggentine attended. An existing shed will be demolished, and a 4,536 square foot pole barn style addition will be built onto the north side of the 2,683 square foot maintenance building. It was recommend to Mr. Frey that the road to this building be paved in the future, and he agreed that it was a good idea. Site plan and Full EAF were provided and will be sent to Erie County Planning for comments. Tom motioned to recommend approval to the Town Board of the site plan with the following conditions: (1) The SEQR process be followed (2) Wendel Duchscherer approves it, and (3) that the Town Board considers it on or before December 20<sup>th</sup>, seconded by Rick and all approved.

#### **Site Plan – Main Road – Ivy Ridge Golf Course Clubhouse – Don Nicholas**

Don Folger, Jim Fisk and Steven Carmina attended. Mr. Carmina stated that he will submit the final plan including lighting and calculations to Andrew Casolini on Monday. SEQR was filed in 1996 and in 2002. It may have to be done again because the clubhouse will be three times the size as the existing house that was relocated. The plan calls for 150 parking spots with six of them handicapped. They will have a detention basin and a pre-detention basin, one wet and one dry. The parking lot will have its own detention area. A consultant is working on the septic system, which must be approved by Erie County Health. The sign design was presented which will say “The Links at Ivy Ridge”. The size is 15’ x 7’2” overall with masonry base. Erie County Planning will be consulted as to whether they need to review it since it was done in 1996. They are tripling the size and adding parking. If not, we will request a letter to that effect. Andy motioned to recommend approval to the Town Board with the following conditions: (1) pending Erie County Planning review, if necessary (2) approval by Wendel Duchscherer and (3) landscaping plan be submitted in the Spring, seconded by Terry and all approved.

There was discussion regarding whether special use permits should be required for golf courses in the RA Zone. Code does require this. They feel that golf courses should be eliminated from this section of the Code, and this will be discussed over the winter.

**Next meeting: Monday, December 13, 2004 at 7:30PM**

Andy made a motion to adjourn the meeting at 9:15PM, seconded by Rick. Motion carried.

Respectfully submitted,  
Christine Falkowski, Recording Secretary